

**Lower Paxton Township  
Planning Commission**

Meeting Minutes  
December 2, 2015

Commissioners Present

Fredrick Lighty  
Roy Newsome  
Doug Grove  
Lori Staub  
Lisa Schaefer  
Dianne Moran

Also Present

Nick Gehret, Lower Paxton Codes Officer  
Jason Hinz, HRG. Inc.  
Andrew Bomberger, DCPC

**Call to Order**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**Pledge of Allegiance**

Ms. Schaefer led the recitation of the Pledge of Allegiance.

**Approval of Minutes**

Mr. Lighty stated that he just received the November 4, 2015 Planning Commission Meeting Minutes. Mr. Grove made a motion to table the November 4, 2015 Planning Commission Meeting Minutes. Mr. Newsome seconded the motion and a unanimous vote followed.

**New Business**

Preliminary/Final Land Development Plan for 4920 Jonestown Road (AT&T Store)

This plan was tabled at the applicant's request. Mrs. Staub made a motion to table the Preliminary/Final Land Development Plan for 4920 Jonestown Road (AT&T Store). Mr. Grove seconded the motion and a unanimous vote followed.

Conditional Use Application for Hoffman Ford Sales

Mr. Gehret stated that the Township has received an application for Conditional Use Permit that would allow the construction of an Auto Repair Garage between Jaycee Avenue and Lockwillow Avenue. The property is currently six separate tax parcels: #'s 35-044-003, 35-044-293, 35-044-002, 35-044-300, 35-044-008, and 35-044-301. Mr. Hoffman intends to consolidate the six parcels into one as part of the subdivision and land development process. Four of the existing lots are currently single family dwellings. Two of the lots are vacant. All six parcels are located within the Commercial General Zoning District. When the lots are consolidated the combined new parcel will equal 3.926 acres.

The auto repair garage is a conditional use in the Commercial General District. Section 117.C, Conditional Use Consideration states that the same standards shall apply to a conditional use as are listed in Section 116.C for a Special Exception use. Section 116.C items are as follows:

- Compliance with the Ordinance
- Compliance with other laws
- Traffic
- Site Planning- A Subdivision and Land Development submission will follow the Conditional Use Approval if granted
- Neighborhood-There is no abutting residential neighborhood. The proposed building is surrounded by commercial uses and two vacant single family dwellings that are being marketed for commercial sale.
- Safety
- Natural Features

There are additional requirements for specific principal uses in Section 402.A of the Zoning Ordinance. Section 402.A.9 (a-f) addresses Auto Repair Garage requirements.

Supporting information from the applicant relative to this application has been provided for review by Commission members.

This office has provided written notification to all surrounding property owners within the neighborhood.

The parcels involved in the application were posted.

Township staff has no issues with the conditional use moving forward to the Board of Supervisors.

Mr. Jeffrey McCombie, of McNees, Wallace, & Nurick LLC, was here representing the plan. Mr. McCombie showed a site plan of the arial view of the property. He stated there would be two entrances, one thru Chiara Drive and Jaycee Avenue and the middle lot thru the Daycare lot. North Lockwillow Avenue will remain as a delivery entrance, Jaycee Avenue will be the main customer entrance and Chiara Drive entrance will be vacated.

The property is available now, however they do not look to build for 3-5 years. It will be a 28,000 square foot body shop with 24 bays, and bring 15-20 jobs, open Monday – Friday, 7am – 6pm, and Saturday 8am- 4pm.

Conditional Use:

1. 1-11G- Ordinance permits 28,000 square feet could be smaller not larger. The ordinance requires that a permit be received in 12 months and Hoffman Ford is requesting 60 months.
2. 917 - Planning Code- requires that a municipality receive a land development plan within 6 month, however Hoffman Ford is requesting 60 months.

Mr. Newsome questioned how many landowners are there at this time? Mr. McCombie stated there are three lots occupied and one that is not occupied. All the properties will be vacant in five years, with the

top property going to store vehicles. The Sewer Authority is going to start work and take the first two or three rows on the front lot so the vehicles will be moving to the top lot.

Mrs. Staub questioned the requirement of fencing with commercial and residential lots. Mr. McCombie answered that there will be no residential lots when the Body Shop is built.

Mr. Lighty stated that Hoffman Ford should look into the traffic across from Jaycee Avenue and the aligned driveways.

Mr. Grove made a motion to recommend approval of the Conditional Use Application for Hoffman Ford Sales to the approval of the Board of Supervisors based on all the documents and information provided as well as including the extensions of the permits. Mr. Newsome seconded the motion and a unanimous vote followed.

### **Comprehensive Plan**

A brief discussion was held on how to proceed with the changes to the Comprehensive Plan.

### **Commissioners Comments**

Mr. Newsome stated that he wanted to discuss the Ordinance that Derry Township has on the fee in lieu with the sidewalks and made a motion to move the concept to the Board of Supervisors to consider. A discussion was held. Mr. Newsome made a motion to move the concept of fee in lieu of sidewalks to the Board of Supervisors to have them look at the topic that is similar to that of Derry Township but one that would be more beneficial to Lower Paxton Township. Mr. Grove seconded the motion and a unanimous vote followed.

Mr. Bomberger stated that the Dauphin County Planning Commission has the T.A.P. program where bids are awarded for bicycles and pedestrian paths for constructing and reconstructing.

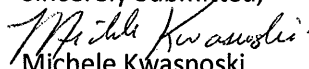
### **The next meeting January 6, 2016**

The next Lower Paxton Township Planning Commission Meeting is January 6, 2016.

### **Adjournment**

Mr. Grove made a motion to adjourn the meeting, Mr. Newsome seconded the motion. Meeting adjourned at 7:50pm.

Sincerely Submitted,

  
Michele Kwasnoski  
Recording Secretary